



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 12-132936-LO
Project Name/Address: Yang Tree Removal
4650 Somerset Ave SE
Planner: Kevin LeClair
Phone Number: 425-452-2928

Minimum Comment Period: February 7, 2013

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Site Sketch
- ☒ Other: Project Narrative

BACKGROUND INFORMATION

Reviewed under Bellevue
file # 12-132936-LO
Reviewer: Kevin LeClair
425-452-2928
kleclair@bellevuewa.gov

Property Owner: XIAOHONG YANG

Proponent: XIAOHONG YANG

Contact Person: XIAOHONG YANG

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 4650 Somerset AVE SE, Bellevue, WA 98006

Phone: (425) 445-4189

Proposal Title: re-Planting plan (WANG & YANG's Property)

Proposal Location: 4650 Somerset AVE SE, Bellevue, WA 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: 6 trees were removed, and planning to remove two more bad condition trees, the plant new trees back.
2. Acreage of site: 0.1
3. Number of dwelling units/buildings to be demolished: none
4. Number of dwelling units/buildings to be constructed: none
5. Square footage of buildings to be demolished: none
6. Square footage of buildings to be constructed: none
7. Quantity of earth movement (in cubic yards): none
8. Proposed land use: plant trees
9. Design features, including building height, number of stories and proposed exterior materials: n/a
10. Other n/a

Estimated date of completion of the proposal or timing of phasing:

Summer 2013 or earlier
(Pending permit)

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

no

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

it's a slope.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No, it's not pending for other proposals.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

30%

**Slopes are in excess of 40%
and are considered a geologic
hazard critical area.**

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

clay, gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

no.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

to replant trees back.

of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

no.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

zero.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

n/a

There is very little chance for erosion because the only ground disturbance will be from planting of new native plants.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

there may be some dust when planting the trees.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

no.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

n/a

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

none

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

no

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

n/a

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

no

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

no.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

no

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

no

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

no

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

we are going to plant trees back and do not change the current runoff.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

no

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

n/a

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☐ shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

English Ivy

c. List threatened or endangered species known to be on or near the site.

none

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

none

c. Is the site part of a migration route? If so, explain.

no

d. Proposed measures to preserve or enhance wildlife, if any:

n/a

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

n/a

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

no

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

n/a

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

none

(1) Describe special emergency services that might be required.

none

(2) Proposed measures to reduce or control environmental health hazards, if any.

n/a

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

none

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

none

- (3) Proposed measures to reduce or control noise impacts, if any:

n/a

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

my backyard

- b. Has the site been used for agriculture? If so, describe.

no

- c. Describe any structures on the site.

none

- d. Will any structures be demolished? If so, what?

no

- e. What is the current zoning classification of the site?

residential

- f. What is the current comprehensive plan designation of the site?

none

- g. If applicable, what is the current shoreline master program designation of the site?

n/a

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

no

- i. Approximately how many people would reside or work in the completed project?

my family

- j. Approximately how many people would the completed project displace?

zero

- k. Proposed measures to avoid or reduce displacement impacts, if any:

n/a

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

n/a

9. Housing

Zoning is R-3.5
Comp Plan designation is SF-M
or Single-Family Medium Density.
The site is also within the critical
areas overlay due to steep slope.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

n/a

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

n/a

- c. Proposed measures to reduce or control housing impacts, if any:

n/a

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

n/a

- b. What views in the immediate vicinity would be altered or obstructed?

n/a

- c. Proposed measures to reduce or control aesthetic impacts, if any:

n/a

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

n/a

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

n/a

- c. What existing off-site sources of light or glare may affect your proposal?

n/a

- d. Proposed measures to reduce or control light or glare impacts, if any:

n/a

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

none

- b. Would the proposed project displace any existing recreational uses? If so, describe.

no

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

n/a

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

no

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

no

- c. Proposed measures to reduce or control impacts, if any:

n/a

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

n/a

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

no, 1 mile

- c. How many parking spaces would be completed project have? How many would the project eliminate?

n/a

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

no

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

no

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

n/a

- g. Proposed measures to reduce or control transportation impacts, if any:

no

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

no

- b. Proposed measures to reduce or control direct impacts on public services, if any.

n/a

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

no

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

no

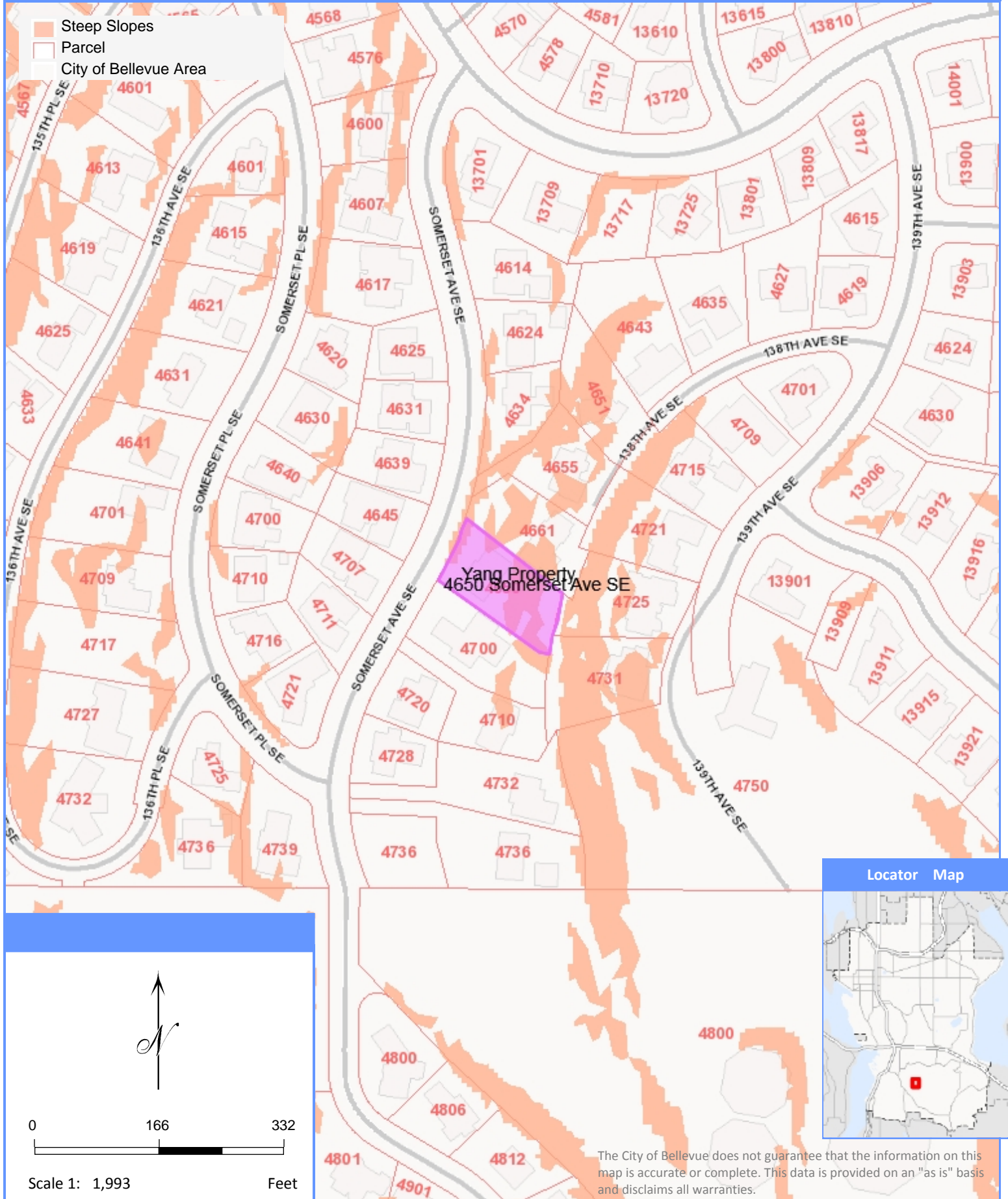
Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... Xiaohong Yang

Date Submitted..... 12/28/2012

Vicinity Map - 12-132936-L0 - Yang Tree





Narrative Description

4650 Somerset AVE SE, Bellevue, WA 98006

This project site is located at 4650 Somerset AVE SE, Bellevue, WA 98006 – to replant 18 trees back for the 6 removed trees. This specific area is a steep slope with native trees.

18 native trees are planning to plant back; 10 out of the 18 trees will be vine maple which is one of the most desirable native plants. This tree is great for its ability to hold stream banks and eroding soil, and its Growing Ease level is very high, and lives well in shade area with either dry or moist environment. So these Vine maples will grow well here and even work better than previous 6 trees for keeping the slope stable.

The choice of planting back 18 trees (most are vine maple) is the most feasible approach, since the 6 original trees were already cut down accidentally by my neighbor. In addition, most of the previous trees are Douglas-fir which is a very tall tree. Even though they grow well, it's hard to maintain their health. Vine Maple is short native tree, easy to maintain, holds soil better, and fits the shade area, hence it is the best choice for this slope.

Because the original 6 trees were cut down accidentally by my neighbor, the alternative we considered include:

- 1) Plant back 18 Douglas-fir. This area is too small to hold 18 Douglas-fir, and they will grow too tall to maintain their health.
- 2) Plant back 18 Shore Pine. It needs full sun and the said area is under shade of two houses and few other tall evergreen trees. They won't grow well.

The submitted plan meets decision criteria contained in Land Use Code Section 20.30p because: It considers the surrounding areas, structures and plants, utilizes the best possible choices and design. This proposal conforms to all other required standards.

This submitted plan meets criteria and performance standards contained in Land Use Code Section 20.25H because: The proposal is about modifying the vegetation. The trees and plants planned are native, meets the criteria and consulted by qualified professional.

The submitted plan meets the criteria contained in Land Use Code Section 20.25H.230 because: the proposal provides better protection of this critical area (as a steep slope) by better soil holding power and 3 times number of vine maples. This will improve the environmental functions.

4650 Somerset AVE SE, Bellevue, WA 98006 re-Planting plan

Removed Trees		
Tree#	Species	Diameter
1	Douglas-fir	10"
2	Pacific Madrone	8"
3	Douglas-fir	18.5"
4	Douglas-fir	25.5"
5	Douglas-fir	15.5"
6	Douglas-fir	20"

- Southern Magnolia
- Mountain Hemlock
- Vine Maple
- Yew
- Mahonia Nervosa (low Oregon grape) as ground cover
- Compact Hinoki Cypress

Name	Quantity	size	spacing	comments
Trees				
Vine Maple	10	5 Gallon	5 feet	3 down level, 8 upper level
Yew	1	5 Gallon	5 feet	1 down level
Mountain Hemlock	5	5 Gallon	5 feet	2 down level, 3 upper level
Compact hinoki Cypress	1	5 Gallon	5 feet	1 down level
Southern Magnolia	1	5 Gallon	5 feet	1 down level
Ground Cover				
Mahonia Nervosa	50	1 gallon		

